

MINUTES  
Cecil Township Board of Supervisors Meeting  
Monday, August 1<sup>st</sup>, 2011  
7:00 P.M.

**Call to Order:**

The August 1<sup>st</sup>, 2011 Board of Supervisors Meeting was called to order at 7:40 pm.

Members in attendance included:

- Supervisor Michael Debbis
- Supervisor Kevin Camerson
- Supervisor Andrew Schrader
- Supervisor Frank Ludwin
- Supervisor Tom Casciola

In addition:

- Donald A. Gennuso, Township Manager
- Police Chief John Pushak
- Bruce Bosle, Zoning Officer
- Joe Sites of The Gateway Engineers
- Attorney John Smith
- 20 Township Residents

**Citizens' Comments:**

- Dave Bradwell, 18 Birch Way
  - Mr. Bradwell inquired of agenda item 131-2011 and a required thirty day advertisement period for bids
  - Supervisor Debbis addressed his questions and detailed the bid process

**Township Reports:**

- Township Manager:
  - Mr. Gennuso provided the board with information packets
  - Mr. Gennuso received lease quotes from five lending institutions for future purchases of a dump truck and street sweeper
    - The combined price of the equipment totals \$367,056
    - He received an interest rate of 3.59% for a three year lease purchase option (\$126,693/year) and an interest rate of 3.72% for a four year lease purchase option (\$96,852/year)
    - The millage for the Road Machinery Account averages \$135,000 a year
    - Mr. Gennuso recommended the three year note for the Board's consideration
    - Supervisor Camerson recommended utilizing \$80,000 from the Capital Reserve Account and \$50,000 from the Road Machinery Account as a down payment before entering into a three year loan
    - Mr. Gennuso noted the township had committed to purchase the dump truck
    - The Board discussed the financial details of the plan

139-2011: Authorize the purchase of a dump truck and the street sweeper in the amount of \$367,056

- UNIVEST Capital is providing a three year loan with a 3.59% interest rate
- The Board recommended placing a down payment of \$130,000 on the purchases, an amount derived from \$80,000 from the Capital Reserve Account and \$50,000 from the Road Machinery Account

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

- Mr. Gennuso discussed the possible rates for the one million dollar note reserved for road construction
  - Rates range from 1.75% to 3.5%
- Police Report
  - Chief Pushak recapped his previously submitted report for the month of July
  - Mr. Gennuso addressed a question from the audience and noted the township has approximately seventy-five miles of roadway.
- Building/Zoning
  - Mr. Bosle recapped his previously submitted reports for the month of July
  - Supervisor Camerson noted ten building permits for new construction were issued
  - Supervisor Camerson inquired of the number of open building permits
    - Mr. Bosle explained the open building permits represented the number of building permits issued which did not have a final inspection on record
    - The majority of the open permits would be small projects such as decks and porch roofs in which the property owner did not contact the township for a final inspection
    - Mr. Bosle noted he would begin to trim the number of open permits
  - Supervisor Debbis inquired of the maintenance for properties purchased by the Turnpike Commission, and Mr. Bosle noted the Mr. Whalen had been in communication with the state
- Public Works
  - Mr. Gennuso noted routine summer maintenance activities are continuing—pot hole fillings, right-of-way mowing, etc
  - The work to connect the high side rain conductors to the storm water system on Birch Way was completed
  - The Oak Spring Bridge repairs are completed—water line installation is continuing and, once the developer is finished with their work, the final wearing surfacing will begin
  - Supervisor Camerson inquired of an estimate for the work on Swihart North
    - Mr. Gennuso stated he would speak with Mr. Deiseroth regarding the issue

- Engineer's Report
  - Mr. Joe Sites presented the engineer's report for the month of July on behalf of Mr. Dan Deiseroth
    - The Oakbrooke Development Phase Two is currently being paved
      - The developer is looking to record Phase Three
    - Timber Run Phase Three is paved, and the grade of Windance Drive does not exceed 13%
      - Supervisor Camerson inquired if the plan would have been possible with a less steep grade, and Mr. Sites stated he would investigate
    - The Heirendt Plan of Lots requested a bond release, and Gateway has begun their inspections
    - Embassy Park and the Range Resources Building site-work is completed and part-time inspections are being completed
    - Supervisor Camerson noted the road within Maple Ridge Phase Four rides close to the service line, and Mr. Sites stated he would investigate
    - Mr. Sites discussed the upcoming agenda items
    - Gateway was present at the meetings regarding the road widening in Southpointe II
    - Bids were received for the road program and will be discussed as an agenda item
    - Birch Way
      - The supplier for concrete panels has half of the order completed
      - The steel beam supplier requested payment for the materials before delivery, and Mr. Sites delivered the purchase order to Mr. Gennuso
      - Mr. Joe Stewart confirmed he will begin work once the materials are delivered
- Solicitor's Report
  - Solicitor Smith recapped his previously submitted report for the month of July
    - Southpointe II's Developer's Agreement will be amended to reflect new roads, and Mr. Smith and Mr. Deiseroth will review the document
    - Mr. Smith has not received any further correspondence from Range Resource's council regarding their suggestions for the ordinance or a listing of the location of the wells which would be compromised by an overlay district
    - Mr. Smith recommended canceling the August 8<sup>th</sup> Public Hearing Overlay District Ordinance as the Board's changes represented a material change
      - Mr. Smith suggested moving the public hearing to September 6<sup>th</sup>
    - Mr. Smith discussed the continuation of the Mark West Case Appeal and noted Mark West recommended a mediation between the parties
      - Mr. Smith discussed the potential individuals who would act as a mediator
      - The fee for Mt. Pleasant Township's mediation was over \$8,000, and Mr. Smith proposed Mark West, as the party suggesting the mediator, cover the costs of the attorney

- Mr. Smith recommended the mediator be an attorney or judge with experience in the industry or zoning law
  - Mark West stated they would pay their proportional share of the attorney
  - Mr. Smith noted the Zoning Hearing Board's attorney was presenting Mark West with a series of questions the Zoning Hearing Board felt were not adequately addressed
- Supervisor Casciola inquired if it was fair to the residents for the township to then engage in a private mediation, and Mr. Smith noted the issue could only be resolved by resolution in a meeting setting
- Mr. Smith discussed the mediation process in detail and addressed specific comments from the audience
- Frank Sarris Public Library Report
  - Andrea Raymer
    - Ms. Raymer stated they are currently setting up computers and beginning the summer reading program
    - The library has received more than 500 new library card applications
    - Adult classes are available and guest speakers are scheduled for August
- Fire Departments' Reports
  - Toni Zomback, Muse VFD #2
  - Recapped the department's calls-to-date: 209 calls
    - Concert held on Saturday night was a success

### **Announcements:**

- The Municipal and Tax Offices will be closed on Monday, September 5<sup>th</sup>, 2011 in observance of the Labor Day Holiday
- Due to the Labor Day Holiday, the September meeting of the Board of Supervisors will be held on Tuesday, September 6, 2011 at 7:00 pm
- The Public Hearing for August 8<sup>th</sup>, 2011 has been cancelled

### **Resolutions**

125-2011: Approve the General Fund invoices from July 1<sup>st</sup>, 2011 through July 31<sup>st</sup>, 2011

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

126-2011: Accept the minutes of the Tuesday, July 5<sup>th</sup>, 2011, Board of Supervisors' Regular Monthly Meeting

**ACCEPTED**

127-2011: Acknowledge Christopher Sidick for his outstanding achievements with the Washington Wild Things

- Mr. Sidick was named Young Entrepreneur of the Year by the Small Business Administration
- Chris Sidick Appreciation Night: Thursday, August 4<sup>th</sup>, 2011

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

128-2011: Withdraw the Conditional Offer of Employment to Michael L. Parry

**Motioned by:** Mr. Schrader

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

129-2011: Approve a conditional offer of employment for a full time probationary police officer to Zachary J. Davy, effective August 7<sup>th</sup>, 2011

- Chief Pushak noted Mr. Davy was in the top three candidates for employment

**Motioned by:** Mr. Schrader

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

130-2011: Approve the proposal by Jeffery Associates for playground equipment at Hendersonville Park as recommended by the Parks and Recreation Board

- Purchase amount is \$10,256
- This is a COSTARS contract
- Supervisor Schrader detailed the Park and Recreation Board's decision and discussed the type of equipment, the COSTARS contract, and the installation by volunteers and Public Works Department
- Supervisor Schrader noted the Park Fund was receiving a grant from Representative Solobay as well as receiving \$30,000 as a reimbursement from the Klinger Park Project

**Motioned by:** Mr. Ludwin

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

- Supervisor Schrader discussed a meeting with Ned Williams of the Montour Trail regarding a designation of a path to the trail entrance

131-2011: Table Subdivision Application #2011-014, Janocha Plan of Lots

- The Plan proposes the subdivision of one 12.42 acre lot into three lots
- Lot 1R being 5.28 acres, Lot 2R being 2.40 acres, and Lot 3R being 4.74 acres within the R-1 Zoning District
- The Planning Commission has recommended approval subject to ensuring the Township Engineer's comments have been addressed and contingent upon the approval of sewage for all three lots

- The project is on DePaoli Road
- Supervisor Camerson stated his concerns with approving the subdivision without a sewage permit or approved septic system
- Mr. Sites stated he believed the applicant had applied for the sewage permit
- Mr. Bosle noted the Board would need to either approve or deny the application during the September 6<sup>th</sup> meeting as the application had a ninety day time table
- Mr. Sites recommended requesting a time extension for the Board's examination of the plan and suggested tabling the application

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

132-2011: Approve Subdivision Application #2011-015, Green Re-subdivision No. 1

- Re-subdivision of property into six (6) lots of varying sizes
- Lot #1 located in Chartiers Township
- Lots #2, 3, 4, and 5 are located within Cecil Township in the R-1 Zoning District
- The Planning Commission has recommended approval, and the Township Engineer's comments have been addressed
- Mr. Sites discussed the subdivision and addressed the Board's comments regarding deeded access to the property, driveways, and the location of the parcel
- Mr. Sites noted the driveway was grandfathered in as an access point, and, in the future, property owners might have complaints which would require moving the driveway into the right-of-way
- The Board discussed the neighbors affected by the subdivision

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

133-2011: Approve Subdivision Application #2011-016, Alto Piano Phase 8

- Mr. Doug Tait, Tait Engineering, addressed the board regarding the plan
- The Plan proposes a subdivision of parcel 8-A in the Phase 8 revised plan to create Parcel 8-A-1 and Lot #814
- The phases are a portion of the previously approved PRD, and the lot as created is in conformance with the approved plan
- Streets in the development have been constructed, and the developer will subdivide lots as they are sold
- The Planning Commission has recommended approval, and the Township Engineer's comments have been addressed

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

134-2011: Deny Site Plan Application #2011-017, Universal Electric Corporation Landscaping Modification

- The applicant is requesting relief from the landscaping requirements of Part 15 of the Unified Development Ordinance and as approved by the Board of Supervisors regarding plans dated June 2010 prepared by Lennon, Smith, Souleret Engineering, Inc
- Specifically, the applicant has requested the landscaping cited in the approved plan not be installed as an expansion is proposed in the area at a future date
- The Township Engineer has rendered an opinion that the perimeter on the east side of the lot could be eliminated in consideration of the expansion, but that the north and west landscaping remain
- The Planning Commission has not recommended approval of this modification
- Mr. Bosle detailed the Planning Commission's decision
- Mr. Jim Donahoe presented a board with a letter detailing his request and addressed their questions regarding the expansion and the proposed landscaping
- Mr. Sites noted a final inspection had not yet been completed on the original parking lot expansion, and Mr. Donahoe stated the landscaping had not yet been planted
- Supervisor Debbis recommended planting the required trees and shrubbery along the permanent perimeter, but placing less expensive foliage on the side which could potentially see expansion
- The Board and Mr. Donahoe discussed specific suggestions and logistics for the landscaping, however, the Board noted they would abide by the Planning Commission's decision

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Casciola

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

135-2011: Approve Land Development Plan Application #2011-018, Equipment Controls, Inc

- The Plan proposes the construction of three additions to existing buildings of 10,810 sq ft and 4,205 sq ft respectively
- The plan also proposes the construction of an additional parking located at 2 Park Drive in the I-1 Zoning District
- The Planning Commission has recommended approval subject to the Township Engineer's comments being addressed
- Mr. Steve Kurpiewski, VEHB Architects, addressed the board regarding specific details of the plan and his correspondence with the Municipal Authority
- Mr. Sites presented Gateway Engineer's comments regarding the Site Plan
- Mr. Kurpiewski addressed Supervisor Camerson's comments regarding parking and traffic circulation

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

136-2011: Approve Subdivision Application #2011-026, Heirendt Plans of Lots (Amended)  
Revision of Lot # 1

- The Plan proposes the subdivision of a portion of Montour Trail Council Property and the addition of the subdivision to the existing Lot #1
- Lot #1 will be remained as Lot 1R and will contain a total area of .677 acres
- The Planning Commission has recommended approval as all of the Township Engineer's comments have been addressed
- Supervisor Camerson noted the applicant purchased a neighboring property to ensure adequate space for a driveway without requiring an easement
- The Board discussed the state's ownership of right-of-ways, and Mr. Sites noted the plan's dedication of land to the right-of-way

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Casciola

**Voted No:** None

**Abstain:** Mr. Ludwin

137-2011: Set a Public Hearing on September 6<sup>th</sup>, 2011 at 5:15 PM for Application #2011-025, the Rezoning Request of Dennis Sluciak

- Mr. Sluciak is requesting a change of the Zoning District Use Classification for the properties located at 820/824 Morganza Road, Parcel ID# 140-012-05-00-0002-00
- The zoning district would change from Residential (R-1) to Light Industrial (I-1)
- Mr. Sluciak addressed the Board's questions regarding the property's location and zoning
- Mr. Bosle noted the original application he received included a plan for a storage building to house explosives which created a more restrictive non-conforming use of the district

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

138-2011: Consider and discuss the 2011 Contract Paving Bids

- Mr. Sites detailed the bids and contracts
- Contract A includes a Base Bid and alternate bid deduct
  - The Base Bid Low Bidder—Shields Asphalt and Paving in the amount of \$740,591.00
    - The scope of the project includes milling three inches off of the roads, placing two inches of binder, and includes an inch and a half of wearing surface
  - The alternate deduct low bidder—Morgan Excavating in the amount of \$378,633.75
    - The scope of the project eliminates the binder, mills the road 1.5 inches, and places 1.5 inches of wearing surface
- The Board and Mr. Sites discussed the differences between the plans and the impact on various roadways
- Supervisor Camerson inquired of the scope of the work in Contract B on Southpointe Boulevard, and Mr. Sites addressed his questions



- Mr. Gennuso noted the price Shield Asphalt and Paving's price was less than what was quoted by the Redevelopment Authority's contactor, A. Liberoni Inc.
- The Board stated the scope of the work would begin in Fairway Landings Drive and would continue to I-79

140-2011: Award Contract B to Shield's Asphalt Paving for work to be done on Southpointe Boulevard in the amount of \$286,000 on the condition that the township can terminate the agreement with Washington County

- Supervisor Camerson noted they would request unit pricing for the segment of road from Technology North to Fairway Landings Drive

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

141-2011: Award Contract A to Shield's Asphalt Paving in the amount of \$740,591.00 for road construction projects throughout the township

- The Board discussed the payment schedule of a one million dollar loan over a period of five years—\$17,430 per month or \$209,160 in annual payments
- Supervisor Camerson suggested borrowing \$500,000
- The Board discussed the various projects and the specific construction methods necessary to repair the roadways

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Casciola

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

142-2011: Authorize the township to acquire a three year loan in the amount of \$500,000 for road construction projects

- The Board discussed the financial state of the township and the current monies available and budgeted for the General Fund
- The interest rate would be approximately 1%-3%, and Mr. Gennuso stated he would speak with the bank to verify the correct interest rate

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Casciola

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

143-2011: Transfer monies from the General Fund to the Operating Reserve Fund to ensure the Operating Reserve's balance is returned to January 2011's amount

**Motioned by:** Mr. Camerson

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Camerson, Mr. Schrader, Mr. Ludwin, Mr. Casciola

**Voted No:** None

### **Old Business:**

- Supervisor Casciola inquired of the progress of The Overlook on Angerer Road
  - The Municipal Authority signed an sewage service and construction agreement with the Developer, Mitchell Development Company

- Supervisor Schrader inquired of Mawhinney Road's road repair status
  - Mr. Gennuso stated the road would be repaired—milled and paved—by the developer, though it appeared Range Resources would be assuming responsibility for paving as the materials going to the site were coming from their building's site
  - Mr. Gennuso also stated the letter he sent to the developer included the appropriate materials and methods the township required for the road's repair
  - Supervisor Debbis suggested initiating a weight limit on certain roads
- Supervisor Ludwin noted the land on Grange Road across from the park will be up for sale once the property is appraised

**Adjournment:**

- With no further business to come before the Board, the meeting was adjourned by Chairman Debbis at 10:38 PM.